

1 STATE OF NEW YORK : COUNTY OF ULSTER
2 TOWN OF MARLBOROUGH PLANNING BOARD

3 -----X
4 In the Matter of

5 SOME PLACE UPSTATE

6 Project No. 23-1008
7 20 Mt. Rose, Marlboro
8 Section 109.1; Block 4; Lots 57, 58, 71 and 56.1
9 -----X

10 SKETCH - SITE PLAN

11 Date: November 6, 2023
12 Time: 7:58 p.m.
13 Place: Town of Marlborough
14 Town Hall
15 21 Milton Turnpike
16 Milton, New York 12547

17 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
18 FRED CALLO
19 JAMES GAROFALO
20 STEVE JENNISON
21 CINDY LANZETTA
22 JOE LOFARO
23 BOB TRONCILLITO

24 ALSO PRESENT: PATRICK HINES, ENGINEER
25 MEGHAN CLEMENTE, ESQ.
JEN FLYNN, PLANNING BOARD SECRETARY

APPLICANT'S REPRESENTATIVE: PATTI BROOKS
ADAM BROZA
DANIELLE BROZA

-----X
Stacie Sullivan, CSR
staciesullivan@rocketmail.com

SOME PLACE UPSTATE - SKETCH SITE PLAN

1 CHAIRMAN BRAND: Next on the agenda we have
2 Some Place Upstate, I believe, for a sketch of their site
3 plan at 20 Mt. Rose Place in Marlboro.

4 Pat, would you go through your comments?

5 MR. HINES: Where do I begin? So this
6 project is before the Board for a resort hotel use, and I'm
7 aware that this property has been having some events,
8 functions, other uses on it that brought to light many
9 aspects that this Board should review during this proposal.

10 First of all, the parcels don't appear in
11 common ownership, and that is an issue. Each of the lots is
12 under different ownership.

13 MS. BROOKS: Yes. That had been discussed in
14 May when we originally came before the Board, and the
15 applicant was advised to work with his attorney and Meghan
16 to put together some sort of an agreement where the
17 assemblage of parcels for the purposes of the site plan
18 would be reviewed as one. They were purchased separately.
19 There are separate mortgages on them. It's not just as
20 simple as consolidating all of them. And, at that point in
21 time, I believe that was acceptable, but, obviously, it has
22 to be an agreement that's a legal binding agreement.

23 CHAIRMAN BRAND: Has any progress been made
24 on that, or are we holding off until -- okay.

25 MR. HINES: So this Adam Broza is a principal

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1 of each of those and able to sign?

2 MS. BROOKS: Yes. And he's here this evening
3 (indicating).

4 MR. HINES: I didn't ask if he was here. Can
5 he sign for all of them?

6 MS. BROOKS: Yes. And he can speak for
7 himself as well.

8 MR. BROZA: Also yes.

9 MR. HINES: So the zoning bulk tables should
10 be completed for all existing and proposed setback lines.

11 Water and sewer provisions for the entire
12 site should be addressed. I believe these are all on septic
13 systems.

14 MS. BROOKS: They're all on septic systems
15 and municipal water.

16 MR. HINES: So those septic systems should be
17 shown.

18 All permitted parking should be detailed on
19 the plan.

20 There are uses on here that are identified as
21 lawn parking, and I have issues with a permanent resort
22 hotel use using grass parking that could turn into mud
23 parking or something worse than mud parking. Certainly this
24 year grass parking would have been a challenge if it was
25 used quite often. So I'm giving that to the Board, but I

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1 don't think lawn parking -- the required parking for the
2 events should be provided on a dust-free surface, which
3 probably should be paved for permanent use.

4 We need a narrative report that identifies
5 the uses on the site. It says it was submitted. I do not
6 have the narrative, but I think the Board needs to get a
7 good handle on what uses are going to happen, what the
8 intensity of the uses are. There are numerous areas on the
9 site that say, I want to say, proposed -- possible event
10 tent site, and if all of those are used at once, the parking
11 becomes much more required parking, and I don't know, once
12 you approve this, how you restrict that one of the event
13 sites or two of the event sites or some combination of
14 those. So that needs to be clearly defined on the site, the
15 intensity of the use, the number of the people on the site
16 at any one time.

17 MS. BROOKS: Yeah. There was originally in
18 May a letter of intent that was submitted, and then it was
19 revised for this application. But when I went through the
20 package that was submitted to the Planning Board, it was not
21 included, which is why you did not receive it, Pat, so I do
22 apologize for that.

23 MR. HINES: But I think it's a concern of the
24 Board that it really define the number of people on this
25 site.

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1 MS. BROOKS: Absolutely. And what is shown
2 on here is various potential locations where an event can
3 occur. It had been stipulated in May and is still in the
4 letter of intent that there would not be more than one
5 event. In other words, somebody comes here for a wedding.
6 They can pick to have the tent in the vineyard or in the
7 orchard or in the field area or in the lawn area by the
8 pool. So we wanted to show the locations that are being
9 proposed for the individual venues, but when somebody comes
10 here for a weekend, they actually have to rent the entire
11 site. That was something that also was discussed and
12 suggested by some of the Planning Board members; that
13 basically somebody is going to come in, and they are going
14 to lease the entire facility for their use.

15 MR. HINES: There's a boulder pile labeled 20
16 spots in the summer parking area, and it looks like access
17 would be restricted by the boulder pile.

18 And you need to clearly define how that
19 access is going to function to those what I think should be
20 a parking area, more defined, more permanent.

21 MS. BROOKS: Or removed, relocated.

22 MR. HINES: Or removed or relocated. The
23 access drive looks like it's going right into the treeline
24 there along what is identified as the brook.

25 MS. BROOKS: Yeah. There's actually an

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1 existing lane that's there now, and we showed the 30-inch
2 concrete culvert pipe that crosses the stream. So there is
3 a roadway there now.

4 MR. HINES: And whose roadway is that?

5 MS. BROOKS: It's partially on lands of the
6 applicant, and there's a small section of it that is on
7 lands of Cekovic.

8 MR. HINES: So wouldn't they have rights to
9 use that?

10 MS. BROOKS: Yeah. It's been a common use
11 right-of-way through all of those properties for years. I
12 don't know whether Mt. Rose Road at one point in time was
13 intended to continue or -- so, that, I can't speak to. I
14 don't know what the original plans were.

15 CHAIRMAN BRAND: Is there any maintenance
16 agreement?

17 MS. BROOKS: No. Because really, right now,
18 it's not used for vehicular traffic for commercial purposes
19 or residential purposes. It's all just farmland back there
20 or vacant. There's really nothing on the Cekovic property.

21 CHAIRMAN BRAND: So that farm lane would not
22 be used as part of this project?

23 MS. BROOKS: Correct.

24 CHAIRMAN BRAND: That's just access to the
25 farm.

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1 MS. BROOKS: Right.

2 MR. HINES: Traffic and access seems to be an
3 issue on the site. Vehicle access through the existing farm
4 lane may be problematic. And I think that's the farm lane
5 we're discussing now.

6 MS. BROOKS: Yes.

7 MR. HINES: As well as the other one on the
8 opposite side, the James Street Extension, everything having
9 to do with Note 10. It certainly looks like that farm lane
10 would be used for some of the event spaces to the westerly
11 most portion of the site. So both emergency and vehicle
12 access probably need to be addressed there. I think any of
13 the rights to use those should be given to Meghan's office
14 for review.

15 All items in Section 155-18 B(1) (a-i), which
16 are the resort hotel uses should be clearly addressed on the
17 plans.

18 So there's a Code Section 155-18 B(1) (d) that
19 states: No structure in such use shall be within 50 feet of
20 any property line, and then it goes on to say any
21 watercourse, which is part of a public water supply, but it
22 appears like several of the uses are within 50 feet of the
23 property lines.

24 MS. BROOKS: Yeah. And we had raised that
25 issue with the Planning Board back in May when we made our

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1 initial submission, and that is part of the original letter
2 of intent and the secondary letter of intent. At this point
3 we were coming to the Planning Board to get some initial
4 feedback before we applied to the Zoning Board, and we
5 necessarily need a referral from either the Building
6 Department or the Planning Board for that. So that's one of
7 the things that we're seeking this evening.

8 MR. HINES: So I think that -- and I'm sure
9 Mr. Garofalo will agree that that bulk table will come in
10 depicting those separation distances from the property lines
11 for those various uses.

12 MS. BROOKS: Yep.

13 MR. HINES: Future plans should address noise
14 from amplified music and any site lighting. Those are
15 typically an issue here.

16 There's a stream bisecting the site where we
17 talked about the event parking and the lot to the west, Tax
18 Lot 71. And it looks like access across there -- there is
19 no access shown right now, I guess.

20 MS. BROOKS: Yeah, there is. It's the farm
21 lane, and we're showing the 30-inch concrete culvert on the
22 southerly end at the Mt. Rose Extension, and then there's a
23 38-inch culvert on James Street on the northerly end.

24 MR. HINES: But those are not -- it looks
25 like that access isn't on your property, from looking at

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1 this. Maybe the culvert is just a larger scale.

2 MS. BROOKS: Yeah. And that was one of the
3 reasons we enlarged part of it to the 50 scale. But we'll
4 clarify that. But there is access.

5 MR. HINES: It doesn't show on the 50 scale.

6 MS. BROOKS: It doesn't show in this one.

7 MR. HINES: I guess that would just be
8 pedestrian access across there?

9 MS. BROOKS: Pedestrian. Golf cart.
10 Depending on if somebody needed assistance getting over
11 there.

12 MR. HINES: The legend refers to possible
13 event space and flex space, and those should be defined not
14 as possible, but we need to have firm details on that.
15 Where it says possible event spaces, we want to see where
16 those are, so things like amplified music, lighting, access,
17 and stuff can be addressed.

18 There's a gift shop, Item I, in the chart
19 that says retail gift shop. A retail component is not
20 referenced in the R-1 zoning district as allowable uses.
21 That would also need ZBA approval.

22 MS. BROOKS: It's not going to be a -- retail
23 gift shop probably was an incorrect representation, because
24 it's going to be a resort gift shop, just like you go to
25 Rocking Horse Ranch, and they have a gift shop in there,

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1 where they're selling Rocking Horse Ranch T-shirts and spurs
2 and whatever else you would sell at something like that for
3 guest consumption, not bringing people in from the outside.

4 MR. HINES: So, again, I go through the code,
5 and I don't see retail gift shop.

6 MS. BROOKS: Right. It's going to be a
7 component of the resort, not for retail sales to the general
8 public. So, as I said, I will clarify that in the next
9 submission.

10 MR. HINES: And/or ZBA interpretation.

11 MS. BROOKS: Okay.

12 MR. HINES: Access to all uses on the site
13 should be identified. So how they get from the summer event
14 space down to other areas. There seems to be kind of a
15 disconnection between a lot of the uses on the site. And
16 how pedestrians, emergency vehicles, passenger vehicles, and
17 any other vehicles are going to get to the site should be
18 addressed. The EAF -- I identified individual buildings
19 that have kind of access issues.

20 The EAF identifies the site as an
21 archeologically sensitive area, so we'll need to circulate
22 to SHPO when we do lead agency.

23 MS. BROOKS: So I think the only
24 archeological sensitivity on that was the sturgeon, because
25 of the proximity --

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1 MR. HINES: No. That's the endangered
2 species, but this is SHPO, cultural historic resources.

3 MS. BROOKS: I didn't see anything on that,
4 but I'll look again.

5 MR. HINES: Provision for potable water must
6 be approved by the Ulster County Health Department. Similar
7 comment for septic systems on site for all uses.

8 MS. BROOKS: So when it's municipal water
9 service?

10 MR. HINES: Then show us municipal water
11 service. I don't know that we show that anywhere.

12 MS. BROOKS: Okay.

13 MR. GAROFALO: You show a lot of wells.

14 MR. HINES: Exactly. We need to confirm that
15 each of these buildings are -- depending on the intensity of
16 use --

17 MS. BROOKS: Can I just clarify? If all of
18 the buildings are serviced with municipal --

19 MR. HINES: That should address that. I'm
20 just reading that out of the resort hotel code that says
21 potable water must be approved by the Health Department.

22 The width of the internal roadways should be
23 identified. Minimum fire access road for all structures is
24 20 feet unless the structures are higher than 30 feet, which
25 they would need aerial access at 26 feet. But it doesn't

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1 look like the internal roadways are 20 feet in width for
2 fire access.

3 MS. BROOKS: Right. My understanding -- and
4 I'll go through the code with Mr. -- with you and
5 Mr. Troncillito. Obviously, we'd like to have the Fire
6 Department up at the site to review it, to make sure that
7 there's adequate access. But I understood that they needed
8 to be within 150 feet of the structures, the 20-foot wide
9 fire access road.

10 MR. HINES: It depends on the use. So I
11 don't know how high the stable slash barn is. If it's over
12 30 feet, then it would kick in aerial access at 26 feet.

13 MS. BROOKS: Which the roadway is right
14 there.

15 MR. HINES: It has to be within 15 to 30 feet
16 of the structure.

17 MS. BROOKS: Right.

18 MR. HINES: So that would not allow that
19 roadway to be used for that if those parking spots are
20 level.

21 There's a note the 50 scale plan doesn't
22 address the western side, which we just ran into with the
23 culvert.

24 Accessible parking and access must be
25 provided for all uses on the site in accordance with ADA

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1 standards.

2 The summer lawn space should have a defined
3 access. The intensity use on the site appears to be in
4 excess of that which would be supported by year-round
5 parking on the lawn areas. Permanent uses should have
6 permanent parking surfaces.

7 Parking access for large vehicles should be
8 addressed. I've heard of buses accessing this site
9 recently, and I don't see any bus access. So if, in fact,
10 that's going to be a use on the site, that needs to be
11 addressed on the site, including through movements or
12 turnarounds.

13 A loading dock would be required, and access
14 for delivery trucks should be depicted.

15 Height of all the structures should be shown
16 in compliance with the Fire Code, which we just talked
17 about.

18 Comments from the jurisdictional fire
19 department obviously should be received.

20 Note 10 should be further explained. And is
21 a dedication parcel proposed for those portions that are on
22 Note 10? So I think information pertaining to Note 10,
23 which is the -- on both sides, both James Street and Mt.
24 Rose Extension, or whatever those are, we need to make sure
25 that you have rights to use that. And all structures -- you

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1 know, if it was a farm access road, I don't know that that
2 gives you rights to change that to other commercial uses.
3 I'll leave that to Meghan sitting next to me.

4 All structures within a hundred feet of the
5 parcel should be shown. That's more of a public comment
6 issue from there.

7 Details of parking spaces should be added to
8 the plans.

9 Confirmation of where Town roads and the
10 private roads start and end. And that may take some
11 information from the Highway Superintendent. I'm not really
12 sure anyone knows where James Street starts and finishes, or
13 Mt. Rose. So we need to see that.

14 There are parking spaces that appear to back
15 out onto Mt. Rose, and if that is a Town road, we would not
16 recommend that they back out. It doesn't look like there's
17 enough room between the parking space and stable slash barn
18 to do otherwise.

19 Property lines are extending into the
20 roadways. Are roadway dedications proposed?

21 Confirmation that the water is in the Water
22 District. And, water supply, we said that they're all
23 covered by Town water, so that may not be an issue. But I
24 did note, as Mr. Garofalo said that there's wells throughout
25 the site.

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1 The structure identified as Structure J
2 doesn't have any access to it.

3 MS. BROOKS: That's off of James Street.

4 MR. HINES: And that says that's going to be
5 Brookside, one unit, in the future. It's currently labeled
6 as a barn. So that doesn't have parking or access or
7 anything associated with it. Just to be aware, it's often
8 difficult to turn a barn into a residence under current
9 Building Code requirements. That's going to be a challenge
10 for your client, as they convert buildings into heated human
11 occupancy space.

12 MS. BROOKS: And that's also one of the ones
13 that requires a setback variance.

14 MR. HINES: Sanitary sewer disposal on all
15 the uses should be identified.

16 We may want to coordinate lead agency at this
17 point to bring in those other interested and involved
18 agencies.

19 CHAIRMAN BRAND: I'll take a pause right
20 there and ask for that motion to be made right now, to have
21 the Board declare its intent for lead agency.

22 MR. TRONCILLITO: I'll make that motion.

23 MR. GAROFALO: I'll second it.

24 CHAIRMAN BRAND: Any discussion or objection?

25 (No response.)

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1 MR. HINES: A site lighting plan should be
2 prepared for proposed security and safety lighting for all
3 uses on the site.

4 We're recommending a separate plan be
5 developed for any emergency services, just a separate sheet,
6 showing access, the buildings, the roadways, turning
7 radiuses, to assist the jurisdictional emergency services in
8 reviewing this.

9 And then again, the maximum intensity of use,
10 the number of spaces, the number of uses at one time, just
11 so the Board can get an early handle on how many folks will
12 be here for how long and what times of day, what times of
13 year.

14 CHAIRMAN BRAND: Thank you, Pat.
15 Mr. Troncillito, would you like to start us off tonight?

16 MR. TRONCILLITO: I sure would. Thank you
17 very much.

18 You know, you came before the Board with a
19 conceptual plan back in the spring, which seemed pretty
20 interesting, and then things started to go sour real quick.
21 You know, I got calls. I had residents at my house, which I
22 don't have a problem with. It's part of my job. When
23 people have concerns or complaints, I want to hear them so I
24 can relay them. Patti and I had a conversation there a
25 little bit at one time. I spoke to the Building Inspector

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1 when we had the problem on James Street with the parking.
2 And he took care of that. That was taken care of. We
3 wouldn't have been able to get a piece of fire apparatus up
4 there with all the parking on James Street.

5 I was contacted when events were going on,
6 and I took a ride down there. I got run off the road twice
7 by your shuttle bus. Coming up around James Street, and
8 that guy came down, and, fortunately, I didn't go over the
9 bank, but he did run me off the road twice, not once.

10 And then the big tour bus got hung up on
11 James, trying to get up James Street. And, fortunately, no
12 emergency was required up there, police, EMS, or fire.

13 And I don't know. We're looking at a
14 residential neighborhood, and it's turned into an event
15 neighborhood. I got some texts. I got one here at 1:00 in
16 the morning and the music was still going. This was on a
17 Sunday morning at 1:00 a.m. You know, this is the
18 information that I'm getting. Plus some of it that I
19 witnessed myself. You know, I don't know what to say. It's
20 an allowable use. How much power can us -- this Board have
21 in putting certain things in place to satisfy the
22 neighborhood, which, to me, is very important. People have
23 been living up there all their lives. Some of them I know
24 very personally, and they're the ones that have contacted
25 me, plus some of the other ones that live up there.

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1 So this is -- there's a lot of work I think
2 that's gotta get done to appease the neighbors, which, to
3 me, is the most important thing. You know, I understand --
4 if I was living up there and I heard all that loud -- and I
5 was up there. I witnessed these events that were going on.
6 And if I was living there, I wouldn't be too happy either,
7 to be honest with you.

8 MS. BROOKS: So my understanding, though, is
9 that there were several police reports or investigations up
10 there, and that none of them were found to have any noise
11 over any level that was unacceptable.

12 MR. TRONCILLITO: Well, there's a difference
13 between --

14 MS. BROOKS: Because people can make a
15 complaint, but it needs to be verified. I mean, there were
16 some complaints that there were events happening when the
17 applicants weren't even there for the weekend.

18 MR. TRONCILLITO: I know. Patti, I'm not
19 even going there.

20 MS. BROOKS: Well, because you brought it up,
21 so I'm just saying that there's --

22 MR. TRONCILLITO: Give me a chance to finish.

23 MS. BROOKS: -- a lot of he said/she said,
24 that I think that what we need to do is look at what the
25 facts are.

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1 MR. TRONCILLITO: Right. But what I'm saying
2 is, I was there. That's what I'm trying to say to you. I
3 was there when the events were going on, and I heard the
4 music.

5 MS. BROOKS: What time of day was that?

6 MR. TRONCILLITO: And whether the decibels
7 were above the legal limit was immaterial. If you're
8 sitting in your house and you're trying to sit there and
9 watch television, it's very uncomfortable. You know, I
10 don't know how to put it. You know, I'm not saying it was
11 above the legal limit, quote. What is the legal limit, in
12 all honesty? Our chairman lives over there on Purdy Avenue,
13 and he heard the music way the hell over there.

14 So I don't know how we can put this whole
15 package together to satisfy what they're trying to do and
16 then what the public needs are in regards to the respect to
17 everybody around them. I don't know. You know, work
18 together. Talk to them. Discuss things. I don't know how
19 else to throw it out to you.

20 MS. BROOKS: Yeah. I mean, one of the things
21 that I'm suggesting this evening is that -- which is
22 somewhat out of the ordinary, but to have a public hearing
23 now. Let's get it all out. Let's find out what the issues
24 are. Let's advertise for a public hearing now. Let's get
25 everything on the table. Hear from everybody. Because it

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1 doesn't make sense to develop an entire plan in a vacuum.

2 MR. TRONCILLITO: Thank you.

3 MS. BROOKS: If we hear from everybody and
4 hear what the concerns are and hear what the issues are -- I
5 mean, part of my understanding is that there's also an event
6 space now down next to Dollar General where Sawyer Savings
7 is.

8 MR. TRONCILLITO: A what?

9 MS. BROOKS: An event space, a restaurant
10 that's event space.

11 MS. BROZA: So people call saying that it's
12 us.

13 THE COURT REPORTER: I'm sorry. I just need
14 your name for the record.

15 MS. BROZA: I'm Danielle Broza.

16 MR. JENNISON: Can we have a site visit --

17 CHAIRMAN BRAND: Absolutely.

18 MR. JENNISON: -- as a Planning Board? Can
19 we schedule that?

20 MR. GAROFALO: I would like to say that there
21 are towns that require that there be public information
22 sessions prior to and in addition to the later public
23 hearing -- this is not something that's totally out of the
24 ordinary to have that -- so that the public can come and
25 make comments prior to all the designs being done. This is

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1 something that can be done and is reasonable to do, and I
2 can say we should be willing to accommodate.

3 CHAIRMAN BRAND: Yeah, I have no problem with
4 that. I think I'd actually prefer that, because I think the
5 official public hearing then -- it triggers some other
6 things along the way. So I would have no problem to do that
7 at the earliest convenience for you guys to have an
8 informational session, where the public would be allowed to
9 come and speak and express their concerns.

10 MR. HINES: In other towns I represented that
11 had them, those are run by the applicant informally, not the
12 Planning Board, because the public hearing starts certain
13 time frames.

14 CHAIRMAN BRAND: That's why I said --

15 MS. BROOKS: This is a public informational
16 meeting.

17 CHAIRMAN BRAND: Correct.

18 MR. HINES: Which can be held by the
19 applicant at some venue, not the Planning Board, I don't
20 think. This has to go to the ZBA prior to anyone taking any
21 action.

22 MR. TRONCILLITO: My biggest concern is you
23 don't want them to -- if things flow the way that you would
24 like them to flow and they do end up having things, you
25 don't want the Hatfields and the McCoys every time there's

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1 an event. That doesn't make sense.

2 MS. BROOKS: Absolutely not.

3 MR. TRONCILLITO: So if we can iron things
4 out between the residents and himself and his wife, you
5 know, it probably be the best thing to do.

6 MS. LANZETTA: You can also schedule a
7 gateway meeting with Ulster County Planning, and in which
8 case, you know, a couple of the Board members here could be
9 in attendance to that. And they also might -- they're going
10 to have comments on this site plan. So they might have
11 input that would be better to know ahead of time than before
12 you submit to them.

13 MR. BROZA: If it's okay, I just wanted to
14 make sure. I didn't know if it was appropriate. My name is
15 Adam Broza. Sorry. I didn't know if it was appropriate to
16 say anything. I didn't come prepared to, so I just want to
17 ask permission to speak. The first meeting she was joking
18 about how the stenographer gets paid by the word. I was
19 just saying -- I'm still in my mind trying to stay quiet.
20 Obviously, I know some of the faces here, some of the
21 neighbors. Some of them I've only known since the summer's
22 events. Some I've known for a little bit longer.

23 Something I wanted to say, and we've -- this
24 is Danielle, this is my wife, and this is our son, Theo, who
25 is sleeping here. We've only been in Marlboro for three

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1 years. Most of you we're meeting through this whole
2 process. We've exchanged faces on May 1st, but there wasn't
3 much more beyond that. There are people in the
4 neighborhood -- most of them are our neighbors, but also the
5 people in Town Hall, the people we've been talking to, that
6 since we moved here we've been talking about the dreams that
7 we have, the ambitions. A lot of times even with the
8 neighbors. We've seen really beautiful things come out of
9 our time up here. So most of them have already gotten used
10 to seeing a lot of our friends come up. I'm originally from
11 Israel, and most of my community is not from upstate New
12 York. When we'd come up, it's for Friday night dinners that
13 we do almost every week. We do all the holidays, the Jewish
14 ones, the Christian ones, the Muslim ones. We enjoy having
15 people up because we have a lot of space. It's one of the
16 things that we wanted. I'm saying this not to try to push
17 back or anything, but I'm also trying to give context as to
18 who we are before you met us. Because the other side of
19 this that I just feel -- it's been hard. We are very much
20 welcoming.

21 We came here hoping to be able to do the
22 early session, whether it's an information session that we
23 would host or something else. I do think we probably have
24 to be -- do more of a formal public hearing just to get
25 people to want to respond, because one of the issues that

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1 we've had from before this is there's, I think, at least
2 from our perspective, there's different levels of
3 engagement. I'm sorry that I'm looking at you,
4 Mr. Troncillito. It's mainly because you just spoke. I
5 don't mean to dis everybody else in here around the table.

6 From our perspective, we thought we had a lot
7 of conversations with people in the neighborhood, even some
8 people who now through some FOIA requests have been done and
9 other things, we've learned have not been happy with things,
10 are continuing to write us things that don't match with the
11 words that we're seeing they're saying behind our back,
12 which I want to stress, I'm not blaming them. I understand
13 that it's hard to say that, but it also does mean when
14 sometimes we write them things like, hey, how is this, is
15 this working, how was last night, things which have been
16 going on for more than a year -- these are the same events
17 that we've been doing from the moment we moved up here.
18 They're, from our perspective, we consider these to be
19 private events. And I know that one of the comments we've
20 heard before was the plausibility of that. I understand
21 that it looks that way, but we've also made it a point of
22 inviting Scott and Tommy to come out to some of these
23 events, including my birthday, which was just recent. It
24 doesn't seem that people want to engage to see that side.

25 We would welcome a site visit. We're very

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1 proud of what we've been trying to build, the community
2 we're trying to build. If you guys want to come out on one
3 of the holidays as well, you can also meet some of the
4 people who are recurring casts, if you will, in the events,
5 so you'll be able to see them. We can show you photos. I
6 believe from the dates, Mr. Troncillito, that you've come up
7 on some of them. Just through what I hear, I think they're
8 the same mutual contact, I will say, not to use the word
9 friend in case of overexaggerating. But on those dates
10 those are weddings. I think one of them was even my
11 cousin's wedding. This is not, you know, a seventh cousin.
12 This is a cousin who -- the earliest of what I have of him
13 is me and him butt to butt because we were born three months
14 apart from each other, and then, you know, we continued to
15 grow up together, almost like siblings, because my siblings
16 are nine and ten years older.

17 I do realize I'm talking a lot. Like I said,
18 I didn't prepare to say things. Obviously, I have a little
19 bit of adrenaline. I really didn't --

20 MS. BROZA: There's another side here. We
21 have a lot of bordering neighbor support, who, obviously,
22 don't come here because why would they. They don't need to
23 yet. But, you know, we're not villains. We're not trying
24 to be disrespectful. We want to -- we love Marlboro. We
25 want to stay here.

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1 MR. BROZA: It wasn't how we intended to
2 introduce ourselves to the town. We have been catching up
3 to some of these things.

4 The bus issue, the one that got stuck, I will
5 say, I'm not going to pretend it was more frustrating for us
6 than anybody else, but I don't think it was less
7 embarrassing or frustrating. It was our -- very, very good
8 friends of ours who are also -- personally one of them used
9 to be one of my clients. I'm also an attorney. It was very
10 embarrassing to have all of their guests -- because it was
11 the first of the two buses -- had to walk up the hill in
12 heels. Extraordinarily embarrassing after we realized no
13 one was hurt. It was not comfortable. I'm saying this to
14 say it's far from our intent. It has never happened before.

15 Then one point that I think Mr. Brand might
16 have mentioned at the last meeting, and then I promise after
17 this I'm stopping. Not that you were looking at me to stop.
18 This is my self-conscious. I get paid by the minute. So,
19 basically, I was going to say the reason we do the buses --
20 there's two main reasons. There's a lot more than this.
21 It's also not entirely us that decides it, but there's two
22 main reasons, one of which is, when we were first coming up
23 during COVID and we just moved in, it was really hard to get
24 car rentals. Nobody -- none of our friends own cars. Most
25 of them come from abroad. So the idea of doing shuttles,

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1 that turned into buses based on how many people, was by far
2 the easiest thing. No one has to take the train up and then
3 figure out how to get an Uber or a taxi from Beacon or
4 Poughkeepsie, which if you've ever tried it, it's not a
5 surefire way to get anywhere and certainly not with big
6 groups. We've tried this. That was one thing.

7 The other thing is, when we were first
8 starting this -- and I have to give credit to a lot of the
9 people in the Town Hall that we've talked with. We were
10 asking about what are things to think about. Traffic
11 mitigation came up. I had never heard the term. Looked it
12 up. Looked through control F for different meanings. Buses
13 I saw were often recommended as a form of traffic
14 mitigation.

15 So, for us, it was this win/win, and that's
16 what we leaned on into. Personally, I still prefer, you
17 know, shared transportation for a thousand reasons. It's
18 also just easier to organize. Sorry. I'm going to stop now
19 for real.

20 But the bus thing, for Mr. Brand's
21 edification, because I think you were asking the question,
22 that's where it came from. It's still, to us, from our
23 personal side with our personal family and friends, it's the
24 easiest way for most of these people to get up without
25 requiring, you know, this convoy of Hertz cars coming up and

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1 everybody navigating. I will stop, and I apologize if I
2 have -- I definitely over-spoke.

3 MS. BROOKS: And with regard to that
4 particular bus issue, that bus driver was fired very
5 shortly --

6 MR. BROZA: Immediately. That night.

7 MS. BROOKS: Because not only did he not know
8 how to navigate a bus coming up that hill, which fire trucks
9 come up, fuel oil trucks come up, school buses come up. So
10 it had to do with the driver who was -- that evening,
11 because he also --

12 MR. BROZA: He actually jumped --

13 MS. BROOKS: He was jumping the curbs over
14 there as well. Just a bad driver.

15 CHAIRMAN BRAND: How about, would the Board
16 be amenable to, before our next meeting, at 7:00, if we
17 start at 7:00 and --

18 MR. JENNISON: Dark.

19 CHAIRMAN BRAND: It will be dark, yes.

20 MS. BROOKS: Having a public information
21 meeting.

22 MR. JENNISON: To do a site visit?

23 CHAIRMAN BRAND: No. To do an informal
24 hearing, not a public hearing. We can have an informal
25 discussion. It's up to you how you're going to invite the

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1 people, though. We can host it here, downstairs in the gym.
2 So we can have that, if you'd like. We can help you to lead
3 it, in case it gets contentious at all. But it's not a
4 public hearing. It's not an official time thing.

5 MS. BROOKS: But I would be allowed to send
6 out notices to the neighbors saying it's a public
7 information meeting.

8 CHAIRMAN BRAND: Yes. But it's not taking
9 the place of a public hearing, just to be clear.

10 MS. BROOKS: Absolutely. Uh-huh.

11 CHAIRMAN BRAND: Is everybody good for that,
12 November 20th? So November 20th. They'll schedule it, but
13 I'm saying we will be there too. If you can attend, please
14 join us.

15 MR. GAROFALO: Is that going to be here?

16 CHAIRMAN BRAND: November 20th, downstairs,
17 right before the meeting. But, obviously, we would have to
18 end it at 7:30, which is probably a good thing, that there's
19 a time limit for you. So November 20th at 7:00 p.m. we will
20 host an informal discussion for you to invite your neighbors
21 to come and talk about the concerns.

22 MR. JENNISON: They can write in, too.

23 MS. BROOKS: And you're just providing the
24 venue. The applicant is hosting.

25 CHAIRMAN BRAND: Yes.

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1 MS. BROZA: Can we get letters as well? We
2 have one neighbor in support, but he is in a scooter and
3 can't come. Sorry. I also scratched my cornea yesterday.

4 CHAIRMAN BRAND: Pick him up. Drive him
5 down.

6 MS. BROOKS: Yeah, but letters are
7 acceptable.

8 MS. LANZETTA: I just want to make it clear
9 that we, as a Planning Board, are here to make sure that the
10 public health, welfare, and safety is protected, and we are
11 not getting involved in any personal situation. When we
12 review this site plan, we are looking at what's required by
13 the law. And we have to keep in mind that you guys might
14 get tired of this place real quick and sell it next week,
15 and they might not be as nice and as great as you guys are.
16 So we have to think of it as what is presented to us and not
17 take into account these personal idiosyncrasies or whatever.
18 We have to look at it as we are bound to by the law and the
19 code that we're watching out for the rest of the community
20 as well as the applicant. So just, you know, I want to make
21 that clear.

22 MS. BROZA: Thank you.

23 CHAIRMAN BRAND: I think the Board is also
24 interested in possibly doing an on-site visit. It would
25 probably be just some of us. Maybe Pat could join us as

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1 well. We'll go ahead and try to schedule that possibly
2 sometime between now and the 20th. We'll have Jen send out
3 some emails and work on some dates that work.

4 MS. BROZA: That would be great.

5 MS. BROOKS: Is that more than likely going
6 to be a Saturday so that it could be during daylight hours?

7 CHAIRMAN BRAND: I wouldn't be able to do it
8 during the day. I know Bobby could probably do it during
9 the day. Anyone else? Mr. Garofalo could do it during the
10 day.

11 MR. JENNISON: 3:00 or after.

12 CHAIRMAN BRAND: So we're also going to try
13 to schedule that. Schedule site visit.

14 MS. LANZETTA: And, again, if you want to
15 schedule something with Ulster County Planning, a couple of
16 us could attend that as well.

17 MS. BROOKS: Okay.

18 CHAIRMAN BRAND: She'll email out some dates.
19 Sorry. We got kind of sidetracked there. Any other
20 comments or questions from the Board?

21 MR. GAROFALO: Yes.

22 CHAIRMAN BRAND: Bobby, were you done?

23 MR. TRONCILLITO: Yes, I'm done.

24 CHAIRMAN BRAND: Mr. Garofalo.

25 MR. GAROFALO: I have quite a few. They're

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1 very -- to say the least.

2 In the application on Item Number 16, there
3 is on the tax map a crosshatch area in green, which I
4 presume is the Central Hudson easement. However, it looks
5 like that is also on the property for 25 feet, but it's not
6 shown on the tax map that way. I think it would also be
7 good to extend that tax --

8 MS. BROOKS: Wait, wait, wait. I'm sorry.
9 I'm not understanding, Mr. Garofalo. That is a Central
10 Hudson easement. What is the --

11 MR. HINES: Your line shows it parallel to
12 the property line, while the tax map shows it otherwise.

13 MR. GAROFALO: It shows it actually going
14 onto the property.

15 MS. BROOKS: Okay.

16 MR. GAROFALO: So to correct that, and to
17 maybe bring that out to 500 feet beyond the property. And
18 there's a question in my mind whether Route 9W has an
19 overlay district. You might want to check to see if there's
20 an overlay district on that part of where Route 9 is.

21 CHAIRMAN BRAND: They're outside of that,
22 aren't they, Pat?

23 MR. GAROFALO: I'm pausing to give you a
24 chance to write it down.

25 MS. BROOKS: Thank you. I appreciate that.

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1 MR. GAROFALO: On Item 17, I can see why not
2 applicable applies to the flood plain, but the first line,
3 you should take a look at that, because I think that is
4 applicable.

5 On Item 18, I think on the plans you should
6 show the limits of the orchard and the vineyard on the west
7 side of the property. Not necessarily survey it, but even
8 if we had an idea, you know, looking at the aerial photos
9 where those boundaries are.

10 MS. BROOKS: Other than just the words, show
11 the demarcation.

12 MR. GAROFALO: Show the demarcation. Also
13 show the demarcation for the treeline behind Building H.

14 On Item 19, some of the adjacent lands are
15 being farmed, I believe. One of them is noted as being
16 farmed. So I think it's pretty obvious we're going to need
17 an agricultural statement.

18 On Item 22, on the plan there appears to be a
19 driveway or a path that leads into the Central Hudson
20 easement, and I was wondering if there was an easement for
21 Central Hudson to use that as access to their property.

22 Item 24, on some locations you identified
23 materials for the walkways and the retaining walls, but it
24 should be on -- for all of them. Also, you should have a
25 note that there isn't going to be any outdoor storage or

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1 displays.

2 Behind Building H it's noted there's a
3 paddock, but I would think that there would be more fencing
4 involved in that. Maybe it's an old one. Maybe the fencing
5 isn't there, behind Building H.

6 I think you probably want to outline an area
7 of no disturbance around that wedding tree to make sure that
8 nobody goes near that. I think that's one of the selling
9 points of that area, is the wedding tree, to have a no
10 disturbance area, so when they put in anything, that they
11 don't disturb that tree or the roots around it.

12 I'm not sure -- 28 and 31, nothing is being
13 shown. I don't remember what those items are, but take a
14 look at those.

15 MS. BROOKS: I'll take a look.

16 MR. GAROFALO: Item Number 29 is a brook on
17 the west side of the property, and it looks like there's
18 some dashed lines, and I don't know if those are for
19 culverts. If they are for culverts, where you can actually
20 walk across that, then we should have the pipe sizes on
21 those.

22 MS. BROOKS: So in addition to the brook
23 separating 58 and 71?

24 MR. HINES: No. But your symbol there has
25 two solid lines and then three dashes and then two solid

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1 lines. I think it's just a legend issue.

2 MR. GAROFALO: You have the culverts
3 mentioned on the far ends of the property, but there might
4 be ones in the middle.

5 MR. HINES: You have the word brook on the
6 other side where it appears.

7 MS. BROOKS: Okay. There are no other
8 crossings there.

9 MR. GAROFALO: So those are actually solid?

10 MR. HINES: That's the symbol for brook.

11 MS. BROOKS: The symbol for the brook. It's
12 a solid line with three dots, solid line, three dots.
13 That's the line type.

14 MR. GAROFALO: My apologies.

15 MS. LANZETTA: I didn't know that. I thought
16 those were crossings.

17 MR. HINES: It should appear in the legend.

18 MS. BROOKS: Yes.

19 MR. GAROFALO: The nearest water supply for
20 emergency -- for fire emergency. And whether the tent sites
21 and new parking area are going to be for daytime hours only
22 or whether those are actually going to be lit. You might be
23 using portable lights at the distant sites, but I think we
24 should know that.

25 Another thing that I think would be good for

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1 a site this size is to have some wayfaring signs as well as
2 a sign to the property, because this is a huge site.

3 There was an indication that there would be
4 no park or open station -- space provided. I don't know if
5 we're adding any residence onto this property. I think it
6 would be a good idea to look at the off-street parking. You
7 have an off-street parking schedule for the motel and resort
8 hotel, but I think what we need to do is on your use list,
9 indicate what is part of the hotel and the motel, what are
10 those parts, and what part belongs to each of those parts,
11 make a connection. And there seem to be -- I'm not sure if
12 there are residences. There's the artist building. I'm not
13 sure if there's another residence on here or not. But I
14 would note that this is probably a -- this is a special use,
15 but this may also be a mixed use. And one of the things
16 that's not permitted is more than one residential unit
17 except in a C-1 and C-2. So that's under 155-12.1(E). You
18 might want to take a look at that. And the special use are
19 under 155-12(B).

20 MS. BROOKS: Right. Which is what we had
21 listed as the proposed use, 155-12(B), as well as 155-18(B),
22 tourist and vacation buildings and resort hotel, and that
23 had been in consultation with the code enforcement officer.

24 MR. GAROFALO: But I think certainly on here
25 I think we need to have identified what they're being used

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1 for and what parking they're going to have.

2 On the public hearing notice page, that was
3 changed, so we do not need to have return receipts.

4 MS. BROOKS: Yes. I'm aware. Thank you.

5 MR. GAROFALO: I just want to double-check
6 that because -- we'll talk about that later.

7 MR. HINES: That's the Patti Brooks rule.

8 MR. GAROFALO: Also, for Building I, which
9 might have been the gift shop, having an arrow pointing to
10 where that building is, because you have it not in the
11 building, but it's like -- it might be the buildings in
12 between, but to put a little arrow in there saying, okay,
13 that's what we're talking about.

14 MS. BROOKS: Yeah. It's actually just really
15 a tower, which I guess everybody will see during the site
16 visit.

17 MR. GAROFALO: But I think the plan would be
18 clearer if you put a little arrow so we know exactly where
19 it is. It's bigger than the building so we don't want to
20 put it on top of the building.

21 In Building C, I notice that there's a wet
22 bar. We had another question with another site about
23 serving of alcohol and whether this is a farm product or
24 whether this is going to be general alcohol sales, and if it
25 is, then there are different --

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1 MS. BROOKS: It will be a juice bar, iced tea
2 bar, water bar. A bar doesn't necessarily mean alcoholic.

3 MR. GAROFALO: That's something that should
4 be clarified. Thank you very much.

5 CHAIRMAN BRAND: Anything else from the
6 Board? All right. Oh, Meghan.

7 MS. CLEMENTE: I have some things to say. So
8 the main thing that we're going to have an issue with is the
9 requirement that the acres -- the acreage needs to be a
10 minimum of ten for the use under the special use permit
11 provisions.

12 MS. FLYNN: Meghan, we can't hear you back
13 here.

14 MS. CLEMENTE: Sorry. I will speak louder.
15 The main problem that I'm going to have is that the use
16 requires a minimum of ten acres. So I don't know how you
17 guys want to -- you can merge the lots. Or you can try and
18 get a variance. I don't know how you want to go about doing
19 that, but that should be one of the preliminary things that
20 you do.

21 MR. BROZA: Is it separate from the
22 12-acre --

23 MS. BROOKS: So what we have is 6.27, 4.3,
24 12.49, and 3.45. So you're saying that for the purposes of
25 a site plan process, they are not permitted to tie them

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1 together?

2 MS. CLEMENTE: You are, but they're separate
3 parcels, and the use is one, so they have to be a minimum of
4 ten acres. Each parcel has to be a minimum of ten acres.

5 MS. BROOKS: Okay. Or we have to deal with
6 that at the ZBA level as well.

7 MS. CLEMENTE: Yes. And I would recommend
8 asking the ZBA whether or not you would need a use variance
9 or an area variance for that, because I read it, and I
10 talked to a few other attorneys that I work with, and I've
11 gotten mixed reviews as to whether or not it's an area or
12 use variance, because it's tied to the use, but it is also
13 tied to the area of the ten. As you know, it might be a
14 little more difficult to get a use variance. But because
15 they're all tied to the same use, each parcel has to be ten
16 acres minimum.

17 Also, the acres on the map is different from
18 the acres on ParcelAccess.

19 MS. BROOKS: That's not uncommon.

20 MS. CLEMENTE: Yeah, I know. I just thought
21 that I should point that out.

22 MS. BROOKS: Okay.

23 MR. GAROFALO: I would point out one other
24 thing if you're going to merge the properties; that you want
25 to be careful, because, again, if there are two residential

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1 units on the property, that may be a problem.

2 MR. HINES: Because of the resort hotel use,
3 that's separate from the single-family houses that would
4 kick that in. So, basically, you're reviewing this as --
5 similar to Buttermilk Falls that has units all over as a
6 site plan, not as a subdivision with multiple houses on one
7 lot. They're actually hotel rooms in this case.

8 MS. BROOKS: Yes.

9 MR. GAROFALO: That's what needs to be
10 clarified. But if you have an artist studio, that, to me,
11 sounds like it's a long-term rental as opposed to being a
12 hotel, short-term rental, kind of situation.

13 MS. BROOKS: We will clarify.

14 MR. GAROFALO: So I think you need to clarify
15 that to make sure you don't run afoul of that part of the
16 code.

17 MR. HINES: I don't see artist studio.

18 MS. BROOKS: It's A. Tennis house. I called
19 it an artist studio because when I was there, they actually
20 had -- there was art in it. I'm trying to name these
21 things.

22 MR. GAROFALO: It's an apartment, so.

23 CHAIRMAN BRAND: All right. Anything else?

24 So we will be in touch to schedule those two things. We
25 will just say that the informal discussion is moving forward

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1 on the 20th at 7:00 p.m. unless I hear otherwise from you,
2 but it will be up to you to notify whomever you're
3 notifying. We're really just providing the space.

4 Mr. Jennison. I'm so sorry.

5 MR. JENNISON: Are we putting the cart before
6 the horse? I mean, if the ZBA doesn't grant, why are we
7 continuing? Shouldn't they go to ZBA first and get the
8 variance?

9 MS. BROOKS: I think that some of the
10 comments that we receive will help craft what uses happen in
11 what buildings, which will then dictate what we ask the ZBA
12 for. So, I mean, so much has been flurrying about that I
13 just think it would be good to --

14 MR. JENNISON: -- still have the public
15 information session. I'm just saying that it really
16 predicates on what the ZBA does.

17 CHAIRMAN BRAND: Since Jen is the secretary
18 of both Boards, maybe we invite the members of the ZBA for
19 the site visit as well.

20 MR. HINES: They don't have an application
21 yet.

22 MS. CLEMENTE: They don't. It may be that
23 you want to invite the building inspector.

24 CHAIRMAN BRAND: Okay.

25 MS. CLEMENTE: But they might not need to be

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1 on the meeting agenda for the next meeting, because I don't
2 see -- I mean, unless -- you might just have the comment
3 session, have your information session, and that's it.

4 MR. GAROFALO: Would this be a referral from
5 us to the ZBA or them going directly to the ZBA?

6 CHAIRMAN BRAND: I would think they're going
7 directly. Yes? Is that your intention?

8 MS. BROOKS: Well, I think I need a referral
9 from somebody, so I was asking this Board earlier for the
10 referral.

11 CHAIRMAN BRAND: We can do that.

12 MS. CLEMENTE: You need to know what you need
13 first, whether -- like what exactly areas need the area
14 variance.

15 MS. BROOKS: So we're seeking area variances
16 for -- because, again, part of this is going to be what the
17 ZBA interprets, whether because they're preexisting -- but
18 certainly the uses are changing. So no matter what, any
19 structure that's closer than 50 feet to the boundary line is
20 going to require an area variance for the setback that's
21 closer than 50 feet to the boundary line.

22 MS. LANZETTA: But the whole use is dependent
23 on whether or not you have the ten acres.

24 MS. CLEMENTE: Yes.

25 MS. LANZETTA: I think that's the first issue

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1 to deal with.

2 MS. CLEMENTE: Yes. But, also, if you needed
3 to, you could get a variance for that as well, if that was
4 something that they didn't want to merge the parcels for
5 some reason or you needed to change the uses or what have
6 you. So you could go to the ZBA. The Board today could
7 refer you to the ZBA for an interpretation, and in the
8 alternative, an area variance.

9 MS. LANZETTA: If they -- so let's say they
10 get the area variance and we give them the site plan, then
11 if there's any change in who owns any of those parcels, they
12 lose the right to the entire site plan?

13 MS. CLEMENTE: Yeah. I wouldn't recommend
14 doing it today. I think you should get the uses in line and
15 the bulk table.

16 MR. HINES: I had projects in other towns
17 before where if one lot -- none of these lots could change
18 ownership without losing their approvals. Kind of a unified
19 site plan, notes, and such.

20 CHAIRMAN BRAND: My concern in delaying it is
21 there's going to be snow. We're not going to get up Mt.
22 Rose and they're not going to come down to the meeting. I
23 would rather knock those two out.

24 MR. JENNISON: Sounds good.

25 CHAIRMAN BRAND: All good. We're not making

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1 referrals to the ZBA at this point. Thank you.

2 MS. BROOKS: Okay.

3 MR. GAROFALO: One last thing. When you do
4 the application, the directions are yes for provided, no for
5 not provided, RW for request waiver, and if you want to put
6 something else, please identify what --

7 MS. BROOKS: In the boxes.

8 MR. GAROFALO: Yes. You can do it on a
9 separate sheet. Say, okay, N/A, but this is why we're not
10 providing it, because it's not applicable, et cetera.

11 MS. BROOKS: Okay.

12 Time noted: 8:56 p.m.

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SOME PLACE UPSTATE - SKETCH SITE PLAN

C E R T I F I C A T E

I, STACIE SULLIVAN, a shorthand reporter and
Notary Public within and for the State of New York, do
hereby certify:

That I reported the proceedings in the
within-entitled matter and that the within transcript is a
true and accurate record to the best of my knowledge and
ability.

I further certify that I am not related to any of
the parties to this action by blood or marriage and that I
am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

Stacie Sullivan

Stacie Sullivan, CSR